



# ABERDEEN PROVING GROUND

ABERDEEN PROVING GROUND, MARYLAND



The U.S. Army and Corvias are partners in the creation of a long-term solution to military housing at Aberdeen Proving Ground.

Under the terms of the 50-year partnership, Corvias is financing, renovating, managing, operating, and maintaining residential facilities at Aberdeen Proving Ground (APG), Maryland.

### PROJECT SCOPE

Corvias developed renovation plans for existing duplex units that were home to high-ranking residents at APG. The condition of these homes was poor after years of neglect and lack of funds. Corvias has transformed these homes into beautiful, single-family residences with modern amenities and grandeur of the historic features. Corvias also constructed 210 new homes for senior officers and other critical federal employees. Like all Corvias' communities, amenities are geared to residents' needs, such as resort-style, zero-entry accessible swimming pools, fitness centers, multipurpose rooms, and computer labs. In addition to the housing and community facilities improvements, Corvias has designed and implemented stormwater best management practices to reduce runoff pollution to the nearby Chesapeake Bay in strict compliance with the Maryland Department of the Environment stormwater management and NPDES MS4 Permit requirements. Corvias' development of eco-conscious infrastructure also included the design and installation of roof-top and ground mount solar throughout the post. The multi-phased solar program at APG provides more than 7MW of sustainable solar energy and provides 100% of power consumed within housing.

### ENVIRONMENTAL CONCERNS

APG is located in a highly sensitive environmental area along the Chesapeake Bay, which adds another layer of complexity to the partnership. It is vital to the partnership to mitigate flood risk as well as protect the Bay and its sensitive species. Through survey reviews, Corvias' design and engineering teams determined the area's true topography, then mapped the wetlands and flood plains. This identified the best way to develop the land and keep the promise to create a housing community with amenities and a sustainability program. Corvias was instrumental in promoting the most current stormwater-design technology and construction methods at APG. Individual Stormwater Pollution Prevention Plans



**50 YEARS**  
2009-2059



**\$338 MILLION**  
TOTAL DEVELOPMENT COST



**810 HOMES**  
(1.7 MILLION GSF)



**\$1.3 BILLION**  
TOTAL LOCAL ECONOMIC IMPACT



**\$284 MILLION**  
TO BE REINVESTED IN THE PARTNERSHIP

*More than 7MW of roof-mounted and ground-mounted solar panels generate 100% of the residential power consumed within housing each year.*



for each community include a nutrient-management plan and low impact development techniques for all stormwater control structures. Corvias also utilizes grass paver access roads within the community as an aesthetically pleasing, yet permeable, landscape element.

### RENEWABLE ENERGY INITIATIVES

Corvias' commitment to creating renewable energy solutions is apparent at APG. More than 7MW of roof-mounted and ground-mounted solar panels generate 100% of the residential power consumed within housing each year. Corvias facilitates turn-key implementation at zero cost, risk, and administrative burden to both APG and the U.S. Army. While no government funds or guarantees contributed to the initiative, the Army receives annual Renewable Energy Credits toward their renewable energy goals.

### ECONOMIC IMPACT

Corvias enhances the local economy and workforce by creating long-term sustainable employment opportunities that impact the installation, the surrounding community, and the state of Maryland. Through the partnership, Corvias helps to revitalize the community. By adding upgraded living spaces and recreational areas to create resiliency, as well as developing small and local businesses and infusing capital, Corvias is dedicated to promoting the future of the region. Activity at APG supports 130 annual jobs and will generate nearly \$1.32 billion in output and approximately \$239.7 million in wages during the lifetime of its operations.

- **Provide day-to-day maintenance, operations, and long-term repair and replacement for on-base housing.**
- **Dedicated reserve accounts for deferred maintenance/redevelopment.**
- **Amenities include zero-entry accessible swimming pools, fitness centers, multipurpose rooms and computer labs.**

DURATION	<b>50 years, 2009-2059</b>
PROGRAM SIZE	<b>810 homes/2,746 beds/1,715,003 GSF/470 acres</b>
INITIAL DEVELOPMENT	<b>\$81 million</b>
LONG TERM DEVELOPMENT	<b>\$338 million in planned replacement/renovation of all housing</b>
TOTAL LOCAL ECONOMIC IMPACT	<b>\$1.3 billion</b>
TOTAL PROJECTED TO BE RETURNED TO PARTNER	<b>\$284 million</b>

*\*Represented facts and figures are subject to change. 05/23*

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